



FOUR POINTS CENTRE

PHASE II, BUILDING IV



**FOUR POINTS CENTRE
PHASE II, BUILDING IV**



3

2

1

AVAILABILITY

Floor 1 - 50,000 SF Available
Floor 2 - 50,000 SF Available
Floor 3 - 50,000 SF Available

BUILDING BREAKDOWN

- 5 acre site surrounded by a Habitat Preserve
- Three-story, 150,000 SF building
- 50,000 SF floor plates
- Structured Parking
- Full building opportunity
- Build-to-suit opportunity
- TxDOT renovations on 2222 and 620 for traffic flow updates

Build-to-Suit Opportunities

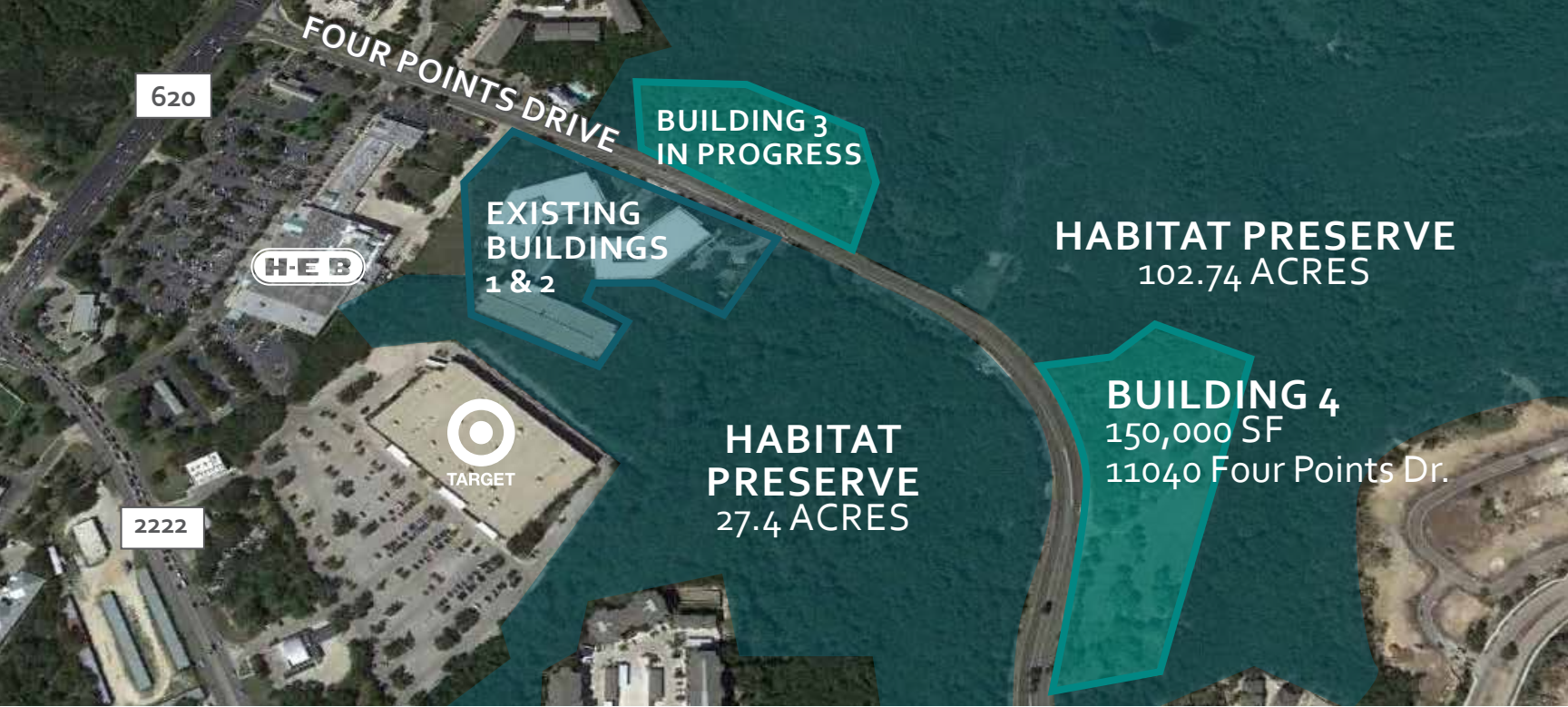


Expansive Floor-to-Ceiling Windows



FOUR POINTS CENTRE, PHASE II, BUILDING IV

With the success of Four Points, Phase I (Buildings 1 & 2) in 2008, Brandywine is pleased to announce continuing our growth in Four Points Centre with Phase Two, Building Four. Located at 11040 Four Points Drive, Four Points Centre currently consists of two, three-story, fully-occupied LEED Gold Certified office buildings totaling 192,396 square feet in the Northwest submarket. Four Points is adjacent to affluent neighborhoods including Steiner Ranch, River Place and Lakeway. In continuation with the attention to detail, and refined distinction that Brandywine prides itself in, Phase Two promises to deliver the same high-end, natural environment for business.



LOCATION

Four Points Centre is located in Northwest Austin's thriving suburban market. Nearby amenities such as the 124,000 SF Four Points Shopping Center and the UT Golf Club combined with the first class surrounding community, makes Four Points Centre an ideal office location.

NEARBY AMENITIES

Steiner Ranch Steakhouse	Starbucks
Boat House Grill	Moviehouse & Eatery
Black Walnut Cafe	HEB
Thundercloud	Target
Nik's Italian Kitchen	Walgreen's
Oasis on Lake Travis	CVS
Rudy's BBQ	Austin Regional Clinic
Smokey J's BBQ	Orange Theory Fitness
Napa Flat's	Anytime Fitness
Austin's Pizza	UT Golf Club

COMMUNITY INFORMATION

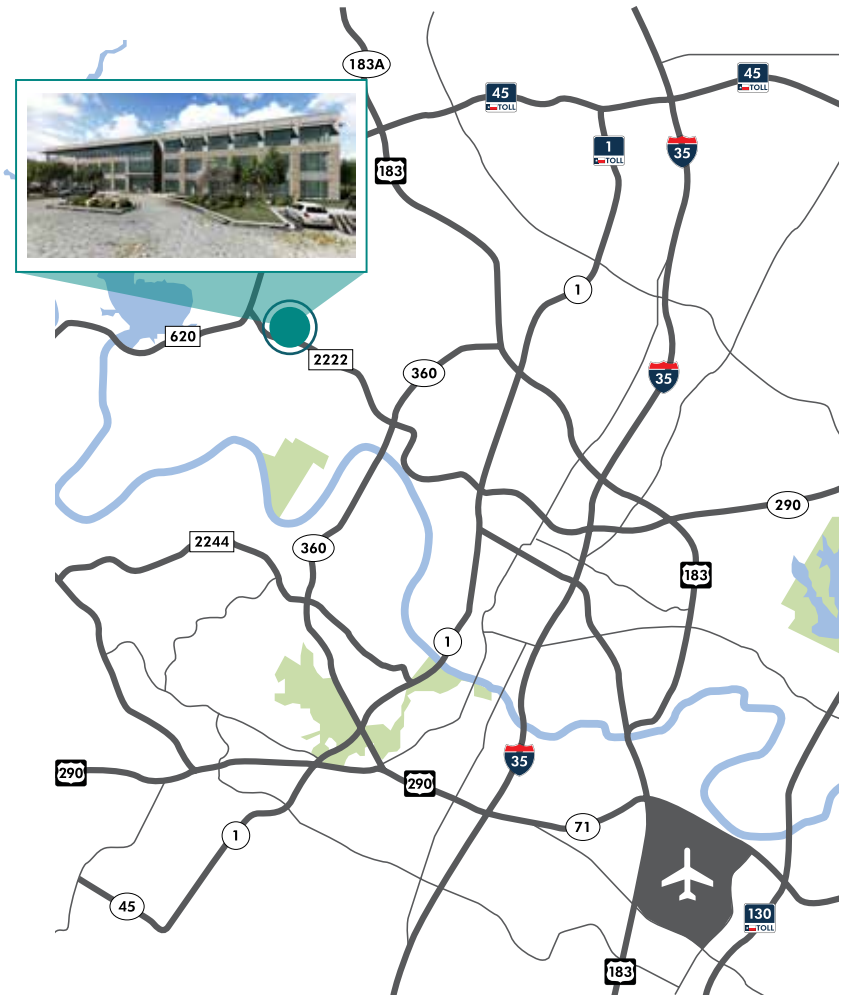
School District | Leander
Average Household Income (3 Mile Radius) | \$131,754

DRIVE TIMES

The Oasis on Lake Travis	The Domain & Arboretum
6 minutes 2 miles	16 minutes 9 miles
Steiner Ranch	Lakeway
5 minutes 2 miles	20 minutes 12 miles

THE FOUR POINTS CENTRE DEVELOPER

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.



Blair Nelson | blair.nelson@bdnreit.com
Bo Beacham | bo.beacham@bdnreit.com
Ralph Bistline | ralph.bistline@bdnreit.com
www.brandywinerealty.com | 512.306.1994